

From: [Brad Johnson](#)
To: ["Valori Vargas"](#)
Cc: [Miranda Sires](#); [Greg Young](#); [Rob Barker](#); [Kelly J. Blaine](#)
Subject: RE: City of Burlington - Capital Planning Coordination
Date: Wednesday, April 24, 2024 5:54:21 PM
Attachments: [image001.png](#)

Valori,

The City is very interested in coordinating with BESD on capital planning. We are also willing to help with population or enrollment forecasting. However, it is extremely important that BESD have an up-to-date capital plan. It is also important that BESD's capital plan include enrollment projections that are based on, and consistent with, the official population projections adopted by Skagit County.

We're that BESD has, in recent years, experienced declining enrollment. This trend may, or may not, continue in future years. However, for student enrollment to continue declining while the population continues to grow would require extraordinary demographic conditions. We are unaware of any data supporting the existence of such conditions. If you have any demographic data to support the absence of future enrollment growth, please forward that information to us.

Because future enrollment is a crucial factor in determining whether or not school facilities will have adequate capacity, it would be helpful, at a minimum, to have a simple enrollment projection covering a six-year period. We understand that OSPI may have a rudimentary enrollment projection tool available to help school districts plan for future growth. Assuming this is correct, can you please provide us with a copy of an up-to-date enrollment projection?

Also, with respect to permitting and code compliance, it is the City, not BESD, that is responsible for ensuring compliance with zoning, building, fire, and life safety codes. While we appreciate that BESD does not foresee any permitting requirements, the City will need to know more about the district's consolidation and repurposing plans. As a general rule, all changes to building uses, occupancy classifications, or occupancy loads will require some form of code review. In order to avoid any unnecessary delays or complications, I would strongly encourage you to coordinate with our Building Official and Fire Marshal, who I've copied on this email.

Thank you,

Brad Johnson
Community Development Director
City of Burlington
360-755-9717 (7201)
bradmj@burlingtonwa.gov

From: Valori Vargas <VVargas@be.wednet.edu>
Sent: Wednesday, April 10, 2024 4:31 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Miranda Sires <MirandaS@burlingtonwa.gov>; Greg Young <gregy@burlingtonwa.gov>
Subject: Re: City of Burlington - Capital Planning Coordination

Hi Brad,

Thank you for following up on this. I can see how my answer to question 3 raised some additional questions.

My answer probably should have been "The possibility of increased enrollment at the district". It is hard to predict how many new students, if any, would result from the projected population growth. It will really depend on the number of affordable family friendly housing units made available and birth rate trends. You noted in your email, that since 2021, there have been 1,415 housing units completed, permitted or currently under construction. Since 2021, our enrollment has declined by approximately 60 students. The additional housing units over the last few years did not lead to an increase in enrollment for the district and it is unclear whether or not future growth in the city will.

The District is currently operating with 455 less students than it had 7 years ago. We have capacity to accommodate any additional enrollment that is attained through the City's future growth.

In addition, you also ask for more detail related to the District's plans to consolidate/re-purposing of our facilities as referenced in our recent budget presentation. In any of the possible scenarios for consolidating/re-purposing, we would continue to use our buildings for educational purposes and any changes made to the buildings would be minimal. I do not foresee the need for permits or any code compliance issues.

I hope that answers your questions. If you need more details, please feel free to contact me.

Take care,
Valori

On Mon, Apr 8, 2024 at 4:44 PM Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Thanks Valori,

With respect to question number three, to what extent will the City’s projected growth impact student enrolment? You note that the projected population growth will cause enrolment to increase. How many new students will this mean? Are the district’s facilities adequate to accommodate this growth?

Also, the district’s annual budget presentation includes several capital related items for 2025 -2026, including “consolidating and/or repurposing facilities” and “technology and facility capital projects priorities”. Can you please provide some additional details on these items? We are particularly interested in any repurposing or reuse of facilities in the City of Burlington. Depending on the nature of these projects, coordination with the City on permits and code compliance may be required.

The City is very interested working with the district by helping, in any way we can, to ensure school facilities are adequate to accommodate Burlington’s projected growth. Since 2021, 1,415 housing units have been completed, permitted, or are currently under construction (see below).

Thank you,

Brad

2021 - Current						
Residential projects - under construction or in permitting						
completed		Land Area	Dwelling Units/Gross Area	Com Sq. Ft.	Notes	
X	Hub City - Ph 1	72	2.97	24.24	3,500 elevator buildign - parking podium	
X	Affinity	170	7.29	23.32	0 elevator building - surface parking	
X	Grafton	140	3.32	42.17	21,067 elevator buidign - surface parking	
X	W Stevens - Ph 1	156	5.42	28.78	0 walk-up style buildings - surface parking	
	W Stevens - Ph 2	58	1.73	33.53	1,902 walk-up style buildings - surface parking	
	Sharon Townhomes	54	3	18	0	
	Walnut Trail	120	4.03	29.78	10,000 Note: 5,000 com demo - net increase 5,000	
	Hub City - Ph 2	102	1.14	89.47	4,570 elevator building - parking podium	
	Gages Crossing	89	13.36	6.66	townhomes - residential zone - e xtensive wetlands	
	Cascade Place Apts	26	0.38	68.42	0	
	Hudson	211	4.41	47.85	3,170 elevator building - parking podium - extensive wetlands	
X	E Rio Vista 4-plex	4	0.22	18.18	0 residential zone - infill - existing sfr on lot	
X	Pump Drive	98	3.06	32.03	0 walk-up style buildings - surface parking	
	Nardone Ct	115	2.57	44.75	0 residential zone	
		1415	52.9		44,209	

From: Valori Vargas <Vvargas@be.wednet.edu>
Sent: Monday, April 8, 2024 3:49 PM
To: Brad Johnson <bradmj@burlingtonwa.gov>
Cc: Miranda Sires <MirandaS@burlingtonwa.gov>; Greg Young <gregy@burlingtonwa.gov>
Subject: Re: City of Burlington - Capital Planning Coordination

Hi Brad,
Please see my responses below. If you need additional information, please let me know.

The City requires the following capital planning information for the six-year period between 2025 and 2030:

1. A list of any proposed construction projects in the City of Burlington, including new facilities, remodels, and demolitions. [None](#)
2. Estimated costs for the identified construction projects. [NA](#)
3. A description of how the City’s projected growth is expected to impact the services provided by your agency. [Increased enrollment for the school district.](#)

Thank you,
Valori Vargas
Director of Finance and Operations
Burlington-Edison School District

On Thu, Apr 4, 2024 at 4:28 PM Brad Johnson <bradmj@burlingtonwa.gov> wrote:

Valorie,

As required by the Washington State Growth Management Act (GMA) the City is currently preparing an updated Capital Improvement Plan (CIP). The updated CIP will cover a six-year period between 2025 and 2030. As part of this effort, we are required to coordinate with other public agencies to ensure public facilities are adequate to serve the City's projected growth. The CIP is also intended to ensure capital projects planned by agencies operating within the City of Burlington are feasible and consistent with the City's zoning and development regulations.

Importantly, under the City's adopted comprehensive plan and development regulations, all public agencies operating in the City of Burlington are required to provide capital planning information for a six-year period. Updated information must be provided on an annual basis. Consistent with Burlington Comprehensive Plan Policies (BCPP) and the Burlington Municipal Code (BMC), we are not able to issue permits or approvals to public agencies unless they have provided the required capital planning information (BCPP 6.4.1 and BMC 17.68.050).

Of particular importance for the Burlington Edison School District, capital planning information that directly relates to population growth, such as student enrollment projections, must be based on, and clearly cite, the official growth projections for the City of Burlington (BCPP 6.5.1.1). For the period between 2022 and 2045, the official adopted growth projections show Burlington will grow by 4,819 people and 2,843 housing units. Copies of the relevant growth projections have been provided below.

The City requires the following capital planning information for the six-year period between 2025 and 2030:

1. A list of any proposed construction projects in the City of Burlington, including new facilities, remodels, and demolitions.
2. Estimated costs for the identified construction projects.
3. A description of how the City's projected growth is expected to impact the services provided by your agency.

Please provide the information identified above by May 4, 2024.

Thank you,

Brad Johnson

Community Development Director

City of Burlington

360-755-9717 (7201)

bradmj@burlingtonwa.gov

Population projections:

Urban Growth Areas	2022 Population Estimates	2045 Initial Population Allocations	2022-2045 Projected Population Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	17,983	22,971	4,988	16.9%	27.7%
Burlington	12,111	16,930	4,819	16.3%	39.8%
Mount Vernon	37,679	46,460	8,781	29.7%	23.3%
Sedro-Woolley	14,096	18,582	4,486	15.2%	31.8%
Concrete	949	1,130	181	0.6%	19.1%
Hamilton	302	302	0	0.0%	0.0%
La Conner	980	1,191	211	0.7%	21.5%
Lyman	425	425	0	0.0%	0.0%
Bayview Ridge	1,694	1,694	0	0.0%	0.0%
Swinomish	2,565	2,764	199	0.7%	7.8%
UGAs Subtotal	88,784	112,449	23,665	80.0%	N/A
Rural (outside UGAs)	42,465	48,381	5,916	20.0%	13.9%
Grand Total	131,249	160,830	29,581	100.0%	N/A

Housing projections:

Urban Growth Areas	Initial Allocation of Net New Housing Needed (2020-2045)						Total
	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	
Anacortes	924	592	422	226	201	577	2,942
Burlington	893	572	408	218	194	558	2,843
Mount Vernon	1,627	1,043	743	398	353	1,016	5,180
Sedro-Woolley	831	533	380	203	180	519	2,646
Concrete	34	22	15	8	7	21	107
Hamilton	0	0	0	0	0	0	0
La Conner	39	25	18	10	8	24	124
Lyman	0	0	0	0	0	0	0
Bayview Ridge	0	0	0	0	0	0	0
Swinomish	37	24	17	9	8	23	118
UGAs Subtotal	4,385	2,811	2,003	1,072	951	2,738	13,960
Rural (outside UGAs)	89	57	501	268	238	2,337	3,490
Grand Total	4,474	2,868	2,504	1,340	1,189	5,075	17,450

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